

# THE TUTERA GROUP

**Mission Chateau**  
**8500 Mission Road**  
**Prairie Village, Kansas**  
**SUP Permit 4-5-2013**  
**Narrative Overview**



Mission Chateau has been designed to look like a grouping of French villas and chateaus. Special care has been taken to incorporate design elements complementary to Prairie Village while including unique signature elements inspired by the surrounding architecture.

## **The Owner and Developer**

Tutera Group is a nationally recognized senior living and health care company founded in 1981 by Dr. Dominic F. Tutera, a well-known and respected obstetrician, who practiced in Kansas City for over thirty years. The founder's vision of providing the highest quality, innovative, and progressive lifestyles for the seniors in the communities it serves is embodied into the company's vision for Mission Chateau. Joe Tutera, Tutera's CEO, has resided in Kansas City his entire life. The company is headquartered just over two miles from the Mission Chateau site. The Tutera Group has grown into a company of national prominence, which owns and/or operates 40 senior living communities in 11 states. Tutera Group's Johnson County facilities include: The Atriums, Lamar Court Assisted Living Community, Rose Estates Assisted Living Community, and Stratford Commons Assisted Living Facility. Tutera Group operates a total of 12 facilities in the metropolitan area. With its over thirty years of experience, Tutera Group is one of the longest standing senior living operators in the country of its size, having provided services to hundreds of facilities throughout the country. Tutera Group is proud to utilize its years of experience to bring the best of senior living lifestyle opportunities to the residents of Prairie Village.

## **Mission Chateau**

Mission Chateau will be a mixed use senior residential community located on 18.4 acres at 8500 Mission Road. It provides five residential housing options for seniors, each with its own level of service designed to meet the current and future needs of its residents and the seniors in the community.

- **Independent Living Apartments**, consisting of 100 one-bedroom units and 60 two-bedroom units. The facility is located to the east of the property and faces Mission road. It is located approximately 110 to 240 feet from the eastern property line, 140 feet from the northern property line, and 140 to 340 feet from the southern property line. The facility's central community space is two stories and residential spaces are both two and three stories tall. The Independent Living Apartments' ground elevation is approximately 3 feet below the existing structure, which is about 100 feet from the eastern property line and 80 feet from the northern property line. At its highest elevation, the facility will be about the same elevation as the highest elevation of the existing structure. The ground elevation of the Independent Living Apartments at the center of the site will be about 4 feet lower than the elevation of Mission Road.

The apartments are of a state of the art design and include all the appointments and amenities expected in a modern apartment including: a full kitchen with granite counter tops, living rooms and/or dens, walk-in closets, spacious living space, high

ceilings, and laundry facilities. Included will be a complement of units with balconies or walk-out patios. The Independent Living Apartments are for residents who don't need any assistance with daily activities but do want access to services and the lifestyle amenities. The amenities include: a host of various dining venues and options; entertainment options and spaces that include a theater, coffee and sundry shop; a library; housekeeping and laundry services; an enclosed indoor pool and spa; a fitness and wellness center; scheduled activities; transportation, valet services, covered parking, concierge services, 24-hour security; and access to the health care services provided within the community.

- **Assisted Living Apartments**, consisting of 48 one-bedroom units and 12 two-bedroom units, are included and connected to the Independent Living facility. The apartments are of similar style and design to the Independent Living Apartments; however, they included amenities have been designed around the needs of those residents. For example, a kitchenette versus a full kitchen is included since full meal services are provided to each resident. The units do not include balconies but walk-out patios are available. The Assisted Living Apartment is for the resident who requires a little help with the activities of daily living; such as, full meal service or assistance with medication. The facility has its own entrance to the south and includes a compliment of dining, wellness, and social spaces located conveniently to the resident's apartment. The Independent and Assisted Living facilities are connected so that they can also share services, amenities, and provide for convenient social interaction between family and friends throughout the community. The assisted living and independent living facilities combined contain approximately 271,140 square feet.
- **Independent Living Villas**, consisting of 11 one-story villas, contain a total of 24,915 square feet of enclosed space (including the garages), or approximately 2,265 square feet per unit. The ground elevations of the villas are also on average 3 feet below the existing structure. There are 5 duplex units and 1 single family residence. The villas are located along the entire southern side yard and about half of the southern rear yard. The villas are 35 feet from the southern property line at their closest point and 125 feet at the farthest point.

The villas offer all the amenities of a modern carefree patio home, including an attached 2-car garage, private patios, private entrance, spacious private front and rear yards, 10-foot ceilings, and top quality interior and exterior appointments and finishes. In addition to the independent lifestyle however, the residents will be provided full access to the amenities and services offered in the Independent Living community and the health care services provided within the community.

- **A Memory Care Neighborhood** for people who require a little help and have memory issues is a one-story structure located in the southwest portion of the property. This neighborhood is 130 feet from the southern property line. From the western property line, it is 90 feet at its closest point and 130 feet at its farthest point. The ground elevation of the Memory Care Neighborhood is also 3 feet below the existing structure.

It includes 36 private units designed around the neighborhood model. Special care has been taken to match the design to the needs of the residents to maximize their lifestyle and quality of life. These design features include views of not only one of the three micro-parks located within the community to the southwest but also will have its own private, protected interior courtyard. Resident rooms are located on only one side of the hallway to provide unobstructed views to the outside and a maximum amount of natural light.

- **A Skilled Nursing and Rehabilitation Neighborhood** will be provided for skilled nursing care and rehabilitation services, both short term and long term. The facility is two stories tall and is located to the northwest and is connected to the Memory Care Neighborhood facility on its south. It is set back 90 to 150 feet from the western property line and 150 to 170 feet from the northern property line. The ground elevation of this Neighborhood is also 3 feet below the existing structure.

The facility is like no other community in the region in terms of character, functionality, and design. It offers the residents the highest level of service, amenities, and quality of life. Each element has been designed around a residential scale and lifestyle from the exterior carrying through to the interior. The facility consists of 68 private suites and 16 deluxe suites able to be configured as small apartments with a bedroom and den or for two residents who want privacy or shared spaces. The facility offers not only its own secure, enclosed courtyard but also magnificent views to the north into the community's second of three micro-parks. It will have a large patio, elevated dining spaces, theater, library, coffee and sundry shop, state of the art wellness gym and rehabilitation center with modern equipment and amenities, and a host of other shared and private social, entertainment, and dining spaces. One of the facility's key elements, giving the facility such a unique residential feel from both its interior and exterior, is that there are eight private, self-contained neighborhoods, containing 7 suites each. Each suite opens to its own study and social space providing living options and privacy at each resident's choice throughout the day. The facility, when combined with the memory care neighborhood, is 91,189 square feet.

## **Design Plan**

### **Lot Coverage, Green Space, Concentrated Active Open Spaces, Height, Walking Paths, Streetscape, Unit Type and Resident Capacity**

#### **Lot Coverage, Green Space, Concentrated Active Open Spaces**

As discussed above, the five living environments and lifestyles are included in eight separate components on the 18.4 acres site. The combined footprint of the structures covers 22.9% of the lot. When combined with drives, parking, patios, and walks, 55% of the site, or over 10 acres, remain green space. What is remarkable, however, is that these green spaces are configured in a manner to provide “Concentrated Active Open Space Amenities” in the form of three micro-parks on 5.34 acres, 1.7 acres to the southwest, 2.5 acres to the north, and 1.1 acres on the east fronting Mission Road.

Contained within these parks and throughout the community are 1.23 miles of walking paths, which are inviting to not only residents, families, and visitors but also those in adjacent neighborhoods simply out for a walk.

#### **Height**

The eight separate components include one to three story residential structures in height and proportion as follows:

<b>Height to Peak</b>	
<b>One Story Villas</b>	21'-4"
<b>One Story Memory Care</b>	26'-3"
<b>Two Story Skilled Nursing</b>	32'-4"
<b>Two Story Independent Living</b>	36'-6"
<b>Three Story Independent Living</b>	40'-0"
<b>Three Story Assisted Living</b>	40'-0"

Although height to its peak is provided above, each of the structures includes a pitched roof, which reduces the impact of the height. Per regulations, height is measured from the midpoint of the roof structure to the midpoint of the ground at 6 feet from the property. Using this comparative measure, the elevation ranges from 16 feet to a maximum of 35 feet.

The eight separate components are all set at approximately the same ground elevation. This elevation is approximately 3 feet below the existing structure and about 4 feet below Mission Road at its midpoint of the property. The maximum elevation is approximately the same as the maximum elevation of the existing structure.

**Mission Road Streetscape**

Mission Chateau is providing better walkability and a more aesthetically pleasing streetscape along Mission Road. Fronting the entire distance of Mission Road is a 1.1 acre, 45’ deep extensive streetscape. Curved sidewalks, fencing, landscaping, and berms are provided within this green space. These elements when combined with the lower ground elevation, sculpted building façade, 110-foot to 240-foot setbacks, and residential elements, greatly enhance and compliment the aesthetic experience. The existing streetscape includes a sidewalk adjacent to the curb, minimum green space and landscaping, and minimal screening. The existing improvements are located at the approximate elevation of Mission Road.

**Unit Count and Resident Capacity**

Mission Chateau has a total of 351 units located within eight separate residential components. Actual occupancy is expected to be 360 residents based on 90% occupancy with half of the two-bedroom units being occupied by two residents. The total number of units, including the villas, is reflected below at 351. The total potential occupancy is 450 residents, assuming 100% occupancy with every semi-private, two-bedroom unit, and each unit with a den occupied by two residents.

	<b>Unit Count</b>	<b>1 BR</b>	<b>2 BR, Semi private or units with dens</b>	<b>Potential Occupancy</b>	<b>Residents at Expected Occupancy</b>
<b>Assisted Living</b>	60	48	12	72	59
<b>Memory Care</b>	36	36	0	36	32
<b>Independent Living</b>	160	100	60	220	171
<b>Skilled Nursing and Rehabilitation</b>	84	68	16	100	83
<b>Total without Villa</b>	340	252	88	428	345
<b>Villas</b>	11	0	11	22	15
<b>Total</b>	351	252	99	450	360

## **Access and Circulation, Traffic Impact, and Parking**

### **Access, Drives, and Circulation**

The sole point of access for Mission Chateau will be similar to the existing three access points off Mission Road, although they will be more appropriately realigned based on current planning practices. All circulation will be self-contained within the site. The delivery access and locations are located to the north and northwest of the property. The parking and drives are located away from residential neighbors to the south and southwest. The neighbors to the east will have the similar access points, more screening, further setbacks, and an improved streetscape.

### **Traffic Impact**

Based on studies conducted by Olsson and Associates, the AM peak traffic reduced by 169 trips and the PM peak traffic will slightly increase by 22 trips.

**Table 4: Trip Generation Comparison**

<b>AM Peak Hour Comparison</b>				<b>PM Peak Hour Comparison</b>			
Previous Land Use				Previous Land Use			
	Enter	Exit	Total		Enter	Exit	Total
School	149	121	270	School	39	41	80
<b>Total</b>	<b>149</b>	<b>121</b>	<b>270</b>	<b>Total</b>	<b>39</b>	<b>41</b>	<b>80</b>
Proposed Land Use				Proposed Land Use			
	Enter	Exit	Total		Enter	Exit	Total
Residential	43	58	101	Residential	48	54	102
<b>Total</b>	<b>43</b>	<b>58</b>	<b>101</b>	<b>Total</b>	<b>48</b>	<b>54</b>	<b>102</b>
Comparison				Comparison			
	Enter	Exit	Total		Enter	Exit	Total
Previous	149	121	270	Previous	39	41	80
Proposed	43	58	101	Proposed	48	54	102
<b>Total</b>	<b>-106</b>	<b>-63</b>	<b>-169</b>	<b>Total</b>	<b>+9</b>	<b>+13</b>	<b>+22</b>

### **Employee, Staff, and Resident Parking**

A total of 350 parking spaces are provided, including 262 surface spaces, 51 carports, 22 garages, and 15 handicapped spaces. Employee, visitor, and resident parking is designated and in controlled locations on the site.

At full capacity during the day shift, Mission Chateau will have 85 employees. 135 employee parking spaces are provided on site in designated areas to the north and the northwest of the site. The additional spaces permit all employees to remain in employee designated spaces during shift change when the maximum amount of employee parking is required.

## Employee Count

	Staff Count	Arrival time	Departure Time
<b>Administrative Staff</b>	25	8:00 AM	5:00 PM
<b>First Shift</b>	50-60	6:45 AM	3:00 PM
<b>Second Shift</b>	50	2:45 PM	11:00 PM
<b>Third Shift</b>	20	10:45 PM	7:00 AM

\* Note 15 minutes overlapping shift schedule.

## Storm Water

MVS LLC will construct a retention pond located on the northeast of the site. Storm water runoff will materially improve from existing conditions. The peak water runoff rate will reduce from 151 cfs to 73 cfs over the entire site.

## Mission Chateau Community Impact

Mission Chateau will be an integral part of the re-gentrification of Prairie Village. It will allow Prairie Village Seniors to remain in their City. It will promote the resale of non-family occupied homes to growing families rather than seeking housing options outside the city. It will provide the lifestyle and housing options appropriate for seniors so that the quality of their life can be maximized without having to move to another City so they can stay close to their families, friends, and community services. Having several health care and living options available in one community is a wonderful benefit as it provides the resident with the security of knowing that if you need the continuum of health care services at some point in the future, you won't have to move to another facility to get those services. Couples find a continuum of care facility especially appealing. If one spouse needs the services provided in another part of the continuum of care campus, the other can easily visit any time of day. This means couples can regularly spend time together socializing, dining, or engaging in activities knowing that their loved ones are receiving the services they need to thrive and maintain as much independence as possible. Mission Chateau will assist in meeting the needs of the Prairie Village community that have gone largely unmet for the last twenty years.